

00537872/gs



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION

vs.

ESTATE OF RANDY SCOTT PERIN; DEEANNE  
MATZ; UNKNOWN HEIRS, SPOUSE, LEGATEES  
AND DEVISEES OF THE ESTATE OF RANDY  
SCOTT PERIN; DOES 1-10 inclusive; UNKNOWN  
OCCUPANTS of the subject real property; PARTIES  
IN POSSESSION of the subject real property;  
PARTIES CLAIMING A RIGHT TO POSSESSION  
of the subject property; and also, all other unknown  
persons or parties claiming any right, title, estate, lien,  
or interest in the real estate described in the Complaint  
herein

SHERIFF'S NOTICE TO JUDGMENT  
DEBTOR OF SALE OF REAL  
PROPERTY

CAUSE # 13-2-21095-9 SEA

JUDGMENT RENDERED ON 06/25/2014  
ORDER OF SALE ISSUED: 10/15/2014  
DATE OF LEVY: 11/13/2014

TO: ESTATE OF RANDY SCOTT PERIN; JUDGMENT DEBTOR:

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF  
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)  
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED  
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**1437 NE 166TH COURT, UNIT 5, SHORELINE, WA 98155**

UNIT 5, HAMLIN VILLAGE, A CONDOMINIUM AND USE OF LIMITED COMMON ELEMENTS,  
IF ANY, RECORDED IN VOLUME 188 OF CONDOMINIUMS, PAGES 77 THROUGH 82,  
INCLUSIVE, ACCORDING TO THE DECLARATION THEREOF RECORDED UNDER KING  
COUNTY RECORDING NO 20030324002630, AND ANY AMENDMENTS THERETO. SITUATE IN  
THE CITY OF SHORELINE, COUNTY OF KING, STATE OF WASHINGTON.  
APN/PARCEL # 306430-0050-00.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

**TIME: 10:00 AM**  
**DATE: JANUARY 2, 2015**  
**PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT  
OF **\$411,695.81** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR  
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

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King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

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THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on.
- ☒ 3. A redemption period of one year which will expire at 4:30 p.m. on January 2, 2016.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON JANUARY 2, 2016, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
(206) 263-2600

ATTORNEY:  
MCCARTHY & HOLTHUS, LLP  
108 1ST AVENUE SOUTH  
STE. 300  
SEATTLE, WA 98104  
(206) 319-9100